

# LAND BANKING INFORMATION REPORT

DATE: 2/27/2008

LEASE NO.(S)	2111	COUNTY:	Sweet Grass			
SALE NUMBER/S AND LEGAL	Sale No. 467	Legal: W½	Sec. 16	Twn. 2N	Rng. 14E	Ac.: 320
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office		<input type="checkbox"/> Southwestern Land Office		<input type="checkbox"/> Central Land Office	
	<input type="checkbox"/> Northeastern Land Office		<input checked="" type="checkbox"/> Southern Land Office		<input type="checkbox"/> Eastern Land Office	
Current Classification:		<input type="checkbox"/> Ag <input checked="" type="checkbox"/> Grazing <input type="checkbox"/> Timber <input type="checkbox"/> Other:				
Nominated by:		<input type="checkbox"/> Department <input checked="" type="checkbox"/> Lessee				
Isolated		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Reason and describe: Surrounded by private land.				
Parcel surrounded by other public land?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Parcel surrounded by other conservation easements?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Results of MEPA determine significant for threatened or endangered species?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Does the parcel/s provide public access to other public or state lands?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Does the parcel/s provide access to adjacent private lands?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: There are two existing private access easements (App. #s: 10355 & 14008) that utilize the same road through the parcel.				
Parcel/s income and productivity.		Produces less than average rate of income: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>(Competitive bid)</b> High market value: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No low return of asset: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High administrative costs compared to other similar parcels: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.		<input checked="" type="checkbox"/> Reduces classified grazing lands by a minor amount.				
Extent of infrastructure.		<input type="checkbox"/> Roads <input type="checkbox"/> Water Availability of Utilities: <input type="checkbox"/> Power <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer				
Potential for appreciation or depreciation in the value of the parcel.		<input checked="" type="checkbox"/> Appreciation <input type="checkbox"/> Depreciation Comments: Parcel is located north of Big Timber, just west of Big Timber Creek and has potential for appreciation.				
Potential for development or value-added activities that complement local and statewide economic development.		Limited development potential due to a lack of legal access to the Trust land.				

Recommendation to sell or retain parcel. ☒ **SELL** ☐ **RETAIN** Reasons for Recommendation: This parcel presently produces better than average income due to a competitive bid of \$25/AUM when the grazing lease was renewed in 2007. Prior to that competitive bid, the lease had been paying the minimum rate. In the early 1900s, the State sold the SE¼ (1903) and NE¼ (1917) of this section, which were the most valuable portions and if still owned by the State, this parcel would not be recommended for sale. Both of those quarter sections have Big Timber Creek traverse through them, while the half section proposed for sale with this action does not have creek frontage.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

*This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.*

/S/ Jeff Bollman

27 February 2008

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Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINISTRATOR:

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Name/Title

Date

**Final Decision:** ☐ **SELL** ☐ **RETAIN**

**Reason for Final Decision:**